



To the Honorable Council  
City of Norfolk, Virginia

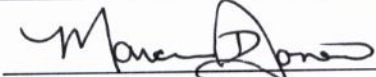
February 9, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exception for an eating and drinking establishment at 143 Granby Street – Starbucks**

Reviewed:   
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved:   
Marcus D. Jones, City Manager

Item Number: **R-15**

- I. **Staff Recommendation:** Approval
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception for an eating and drinking establishment
- IV. **Applicant:** Starbucks
- V. **Description:**
  - Granting this request will allow the new Starbucks coffeehouse moving into the commercial suite at 143 Granby Street, the space formerly occupied by the Bobbywood restaurant, to add alcoholic beverages to their menu.
  - The applicant was granted a special exception for an eating and drinking establishment with alcoholic beverages at their new location.

Staff point of contact: Sarah Richards at 664-7470, [sarah.richards@norfolk.gov](mailto:sarah.richards@norfolk.gov)

**Attachments:**

- Staff Report to CPC dated January 28, 2016 with attachments
- Proponents and Opponents
- Ordinance

**Planning Commission Public Hearing: January 28, 2015**

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Sarah Richards

*JS*

*SGR*

|                      |   |  |
|----------------------|---|--|
| Staff Report         | Item No. 10                             |  |
| Address              | 143 Granby Street                       |  |
| Applicant            | Starbucks                               |  |
| Request              | Special Exception                       | Eating and drinking establishment  |
| Property Owner       | Seaboard Building, LLC (Raffaele Allen) |  |
| Site Characteristics | Building Area/Space                     | 22,282 sq. ft./2,560 sq. ft.   |
|                      | Future Land Use Map                     | Downtown   |
|                      | Zoning                                  | D-2 (Downtown Regional Center District),<br>Downtown Historic District Overlay |
|                      | Neighborhoods                           | Downtown   |
|                      | Character District                      | Downtown   |
| Surrounding Area     | North                                   | D-2: Littman's Pawn Shop   |
|                      | East                                    | D-2: Dominion Enterprises  |
|                      | South                                   | D-2: Smoothie King   |
|                      | West                                    | D-2: The Law Building apartments   |





### A. Summary of Request

- This special exception would allow the establishment to serve alcoholic beverages for on-premises consumption.
- Starbucks would like to start offering beer and wine to their customers in select locations, along with an expanded food menu.

### B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as downtown.

### C. Zoning Analysis

#### i. General

- The site is located in the D-2 District, which permits the proposed use by special exception.

|  | Previous<br>(Bobbywood)                                     | Proposed<br>(Starbucks)  |
|--|---|--|
| Hours of Operation                           | 11:00 a.m. until 2 a.m.,<br>seven days a week               | 4:30 a.m. to 10:00 p.m., Monday<br>through Friday<br>5:00 a.m. to 10:00 p.m. Saturday<br>5:30 a.m. to 9:00 p.m. Sunday   |
| Hours for the Sale of<br>Alcoholic Beverages | 11:00 a.m. until 2 a.m.,<br>seven days a week               | 2:00 p.m. to 10:00 p.m., Monday<br>through Friday<br>12:00 p.m. to 10:00 p.m. Saturday<br>12:00 p.m. to 9:00 p.m. Sunday |
| Capacity                                     | 75 seats indoors<br>22 seats outdoors<br>112 total capacity | 54 seats indoors<br>0 seats outdoors<br>95 total capacity  |

- Special Exception history:

| City Council Approval | Applicant    | Request   |
|-----------------------|--------------|---|
| June 2014             | Robert Huber | <ul style="list-style-type: none"><li>• Eating and Drinking Establishment</li></ul> |
| Pending               | Starbucks    | <ul style="list-style-type: none"><li>• Eating and Drinking Establishment</li></ul> |

#### ii. Parking

The site is located within the D-2 zoning district, which does not require off-street parking.

iii. **Flood Zone**

The property is located mainly in the X (Shaded) Flood Zone, which is a moderate-risk flood zone.

- Any substantial modifications to the building would require the building to comply with current flood regulations.

**D. Transportation Impacts**

No new trips are forecast related to the proposed addition of alcohol sales at this existing restaurant.

**E. Historic Resources Impacts**

- The building lies within the Downtown Historic Overlay, and is considered a contributing structure.
- Any modifications to the exterior of the building shall be subject to the City's Design Review Process and/or Architectural Review Board approval for a Certificate of Appropriateness.

**F. Public Schools Impacts**

This site is located within the Tidewater Park Elementary School, Blair Middle School, and Maury High School Attendance Zones.

**G. Environmental Impacts**

There are currently no opportunities for landscaping improvements for the existing site.

**H. Surrounding Area/Site Impacts**

- By requiring this use to conform to the conditions listed below, the proposed eating and drinking establishment should not have a negative effect on the surrounding neighborhood.
- Signage and awnings were approved by the Architectural Review Board on October 19<sup>th</sup>.
- There have been no calls for service to this property.

**I. Payment of Taxes**

The owner of the property is current on all real estate taxes.

**J. Civic League**

The application was sent to the Downtown Norfolk Council and the Downtown Norfolk Civic League on December 12<sup>th</sup>.

**K. Communication Outreach/Notification**

- Legal notice was posted on the property on December 15.
- Letters were mailed to all property owners within 300 feet of the property on January 15.
- Legal notification was placed in *The Virginian-Pilot* on January 14 and January 21.



#### **L. Recommendation**

Staff recommends that the special exception request be **approved** subject to the conditions shown below:

- (a) The hours for the sale of alcoholic beverages shall be from 2:00 p.m. to 10:00 p.m., Monday through Friday, 12:00 p.m. to 10:00 p.m. Saturday, and 12:00 p.m. to 9:00 p.m. Sunday.
- (b) The seating for the establishment shall not exceed 54 seats indoors, 0 seats outdoors, and the total occupant capacity, including employees, shall not exceed 95 people.
- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (d) The establishment shall maintain a current, active business license at all times while in operation.
- (e) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (f) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (g) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (h) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.

- (i) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (j) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (k) There shall be no entertainment, no dancing, and no dance floor provided.
- (l) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (m) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

**Attachments:**

Location Map  
Zoning Map  
1000' radii map of similar ABC establishments and Norfolk Public Schools  
Application  
Notice to the Downtown Norfolk Council  
Notice to the Downtown Norfolk Civic League

## **Proponents and Opponents**

### **Proponents**

Rick Henn—Representative  
1400 Granby St., Unit 407  
Norfolk, VA 23510

Maureen Smith—Representative  
210 E. Main St.  
Norfolk, VA 23510

Thomas Lisk—Representative  
919 E. Main St., Ste. 1300  
Richmond, VA 23219

Kevin L. Sutton—Representative  
1026 Silver Charm Circle  
Suffolk, VA 23435

### **Opponents**

None



Form and Correctness Approved:

Contents Approved: 56R

By

Office of the City Attorney

By

DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT NAMED "STARBUCKS" ON PROPERTY LOCATED AT 143 GRANBY STREET, SUITES 141 AND 143.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Coffee House Holdings, Inc. authorizing the operation of an eating and drinking establishment named "Starbucks" on property located at 143 Granby Street, Suites 141 and 143. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 100 feet, more or less, along the western line of Granby Street and 213 feet, more or less, along the northern line of West Plume Street; premises numbered 143 Granby Street, Suites 141 and 143.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment shall be limited to 4:30 a.m. until 10:00 p.m. Monday through Friday, 5:00 a.m. until 10:00 p.m. on Saturday, and 5:30 a.m. until 9:00 p.m. on Sunday. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The hours for the sale of alcoholic beverages for on-premises consumption shall be limited to 2:00 p.m. until 10:00 p.m. Monday through Friday, 12:00 noon until 10:00 p.m. on Saturday, and 12:00 noon until 9:00 p.m. on Sunday. No sales of alcoholic beverages outside the hours of operation set listed herein shall be permitted.
- (c) The seating for the establishment shall not exceed



54 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 95 people.

- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (e) The establishment shall maintain a current, active business license at all times while in operation.
- (f) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (g) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (h) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, and both solid and liquid waste.
- (i) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (j) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners,

operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (k) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (l) There shall be no entertainment, no dancing, and no dance floor provided.
- (m) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (n) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony



with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;

- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect

of the proposed type of special exception use on the city as a whole;

(j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and

(k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

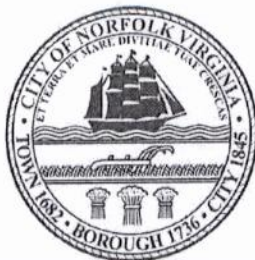
Section 4:- That the Special Exception granted hereby amends the previously granted special exception permitting an eating and drinking establishment on this property, adopted on July 8, 2014 (Ordinance No. 45,607). All provisions and conditions previously approved are entirely superseded by the terms of this Special Exception.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (4 pages)





**EXHIBIT "A"**  
**Description of Operations**  
**Eating and Drinking Establishment**

Date 12/10/15

Trade name of business Starbucks #7478

Address of business 145 Granby Street, Norfolk, VA 23510

Name(s) of business owner(s)\* Coffee House Holdings, Inc.

Name(s) of property owner(s)\* Seaboard Building, LLC; Raffaele Allen

Daytime telephone number (757) 625-0600

\*If business or property owner is partnership, all partners must be listed.

\*If business or property owner is an LLC or Corporation, all principals must be listed.

**1. Proposed Hours of Operation:**

**Mon-Thu 4:30am-9pm; Fri 4:30am-10pm; Sat 5am-10pm; Sun 5:30am-9pm**

| <u>Facility</u>                                    | <u>Alcoholic Beverage Sales</u>                  |
|--|--|
| Weekday From <u>4:30 am</u> To <u>10:00 p.m.</u>   | Weekday From <u>2:00 pm</u> To <u>10:00 pm</u>   |
| Friday From <u>4:30am</u> To <u>10:00 p.m.</u>     | Friday From <u>2:00 pm</u> To <u>10:00 pm</u>    |
| Saturday From <u>5:00 a.m</u> To <u>10:00 p.m.</u> | Saturday From <u>12:00 pm</u> To <u>10:00 pm</u> |
| Sunday From <u>5:30 am</u> To <u>9:00 p.m.</u>     | Sunday From <u>12:00 pm</u> To <u>9:00 pm</u>    |

**2. Type of ABC license applied for (check all applicable boxes)**  
☒ On-Premises      ☐ Off-Premises (additional application required)

**3. Type of alcoholic beverage applied for**  
☒ Beer      ☐ Wine      ☐ Mixed Beverage

**4. Will indoor or outdoor entertainment be provided?**  
 (Entertainment consists of anything more than one, unamplified musician)

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508  
 Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised September, 2015)

☐ Yes (Different application required)    ☒ No

**Exhibit A – Page 2**

**Eating and Drinking Establishment**

5. Will video games, pool tables, game boards or other types of games be provided?

☐ Yes (If more than 4, additional application required)    ☒ No

5a. If yes, please describe type and number of each game to be provided

---

---

6. Will patrons ever be charged to enter the establishment?

☐ Yes    ☒ No

6a. If yes, why

---

---

6b. Which days of the week will there be a cover charge (circle all applicable days)?

Monday    Tuesday    Wednesday    Thursday    Friday

Saturday    Sunday

7. Will the facility or a portion of the facility be available for private parties?

☐ Yes    ☒ No

7a. If yes, explain

---

---

8. Will a third party (promoter) be permitted to lease, let or use the establishment?

☐ Yes    ☒ No

8a. If yes, explain

---

---

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised September, 2015)



9. Will there ever be a minimum age limit?

☐ Yes      ☒ No

**Exhibit A – Page 3**

**Eating and Drinking Establishment**

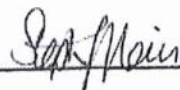
10. Additional comments/ description/operational characteristics or prior experience:

---

---

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

**Signature of Applicant:**

Signature: 

Name: Stephanie Meier

Title: Assistant Secretary of  
Coffee House Holdings, Inc.

**Exhibit A – Floor Plan(s) Worksheet**  
**Eating and Drinking Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Outdoor seating
  - Total maximum capacity (including employees)

Total capacity

**a. Indoor**

|   |           |
|---|-----------|
| Number of seats (not including bar seats) | <u>48</u> |
| Number of bar seats                       | <u>6</u>  |
| Standing room                             | <u>31</u> |

**b. Outdoor**

|                 |          |
|-----------------|----------|
| Number of seats | <u>0</u> |
|-----------------|----------|

**c. Number of employees**

|           |
|-----------|
| <u>10</u> |
|-----------|

**Total Occupancy**

**(Indoor/Outdoor seats, standing room and employees) = 95**



# Location Map



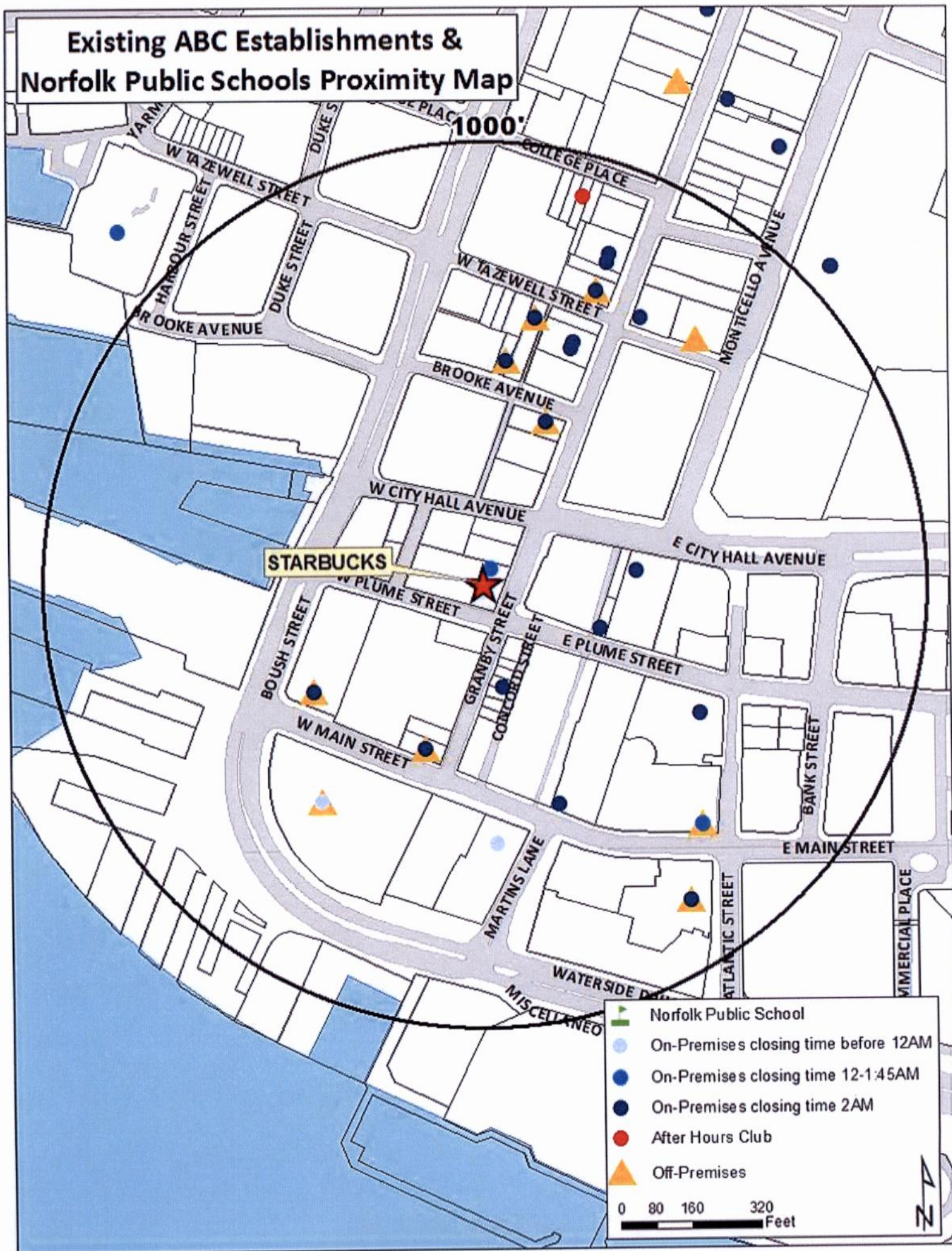


# Zoning Map





# Existing ABC Establishments & Norfolk Public Schools Proximity Map







**APPLICATION  
ADULT USE SPECIAL EXCEPTION  
EATING AND DRINKING ESTABLISHMENT  
(Please print)**

Date 12/10/15

**DESCRIPTION OF PROPERTY**

Address 145 Granby Street, Norfolk, VA 23510

Existing Use of Property Starbucks Coffee

Proposed Use Starbucks #7478 with Wine & Beer On premises

Current Building Square Footage 2560

Proposed Building Square Footage 2560

Trade Name of Business (if applicable) Starbucks #7478

**APPLICANT**

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Meier (First) Stephanie (MI) J

Mailing address of applicant (Street/P.O. Box): Attn: Mailstop S-TAX2 License Services,  
P.O.Box 34442

(City) Seattle (State) WA (Zip Code) 98124

Daytime telephone number of applicant (206 ) 318-6511 Fax ( 206) 903-3583

E-mail address of applicant: aglover@starbucks.com



**Application  
Eating and Drinking Establishment  
Page 3**

**REQUIRED ATTACHMENTS**

- Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
  - Application fee includes a non-refundable \$5 technology surcharge.
- One 8½ inch x 11 inch copy of a floor plan prepared by a registered design professional drawn to scale showing seats/tables, restroom facilities, bar, ingress and egress, standing room, outdoor dining and total maximum capacity (see attached example)
- One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example)
- One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- Completed Exhibit A, Description of Operations (attached)

**CERTIFICATION**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Frank Gadams Sign: [Signature] <sup>12</sup>/<sub>7</sub> / 2015  
(Property Owner) (Date)

Print name: Stephanie Meier Sign: [Signature] <sup>12</sup>/<sub>7</sub> / 2015  
(Applicant) (Date)

**ONLY NEEDED IF APPLICABLE:**

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_ / / \_\_\_\_\_  
(Authorized Agent Signature) (Date)

**DEPARTMENT OF CITY PLANNING**

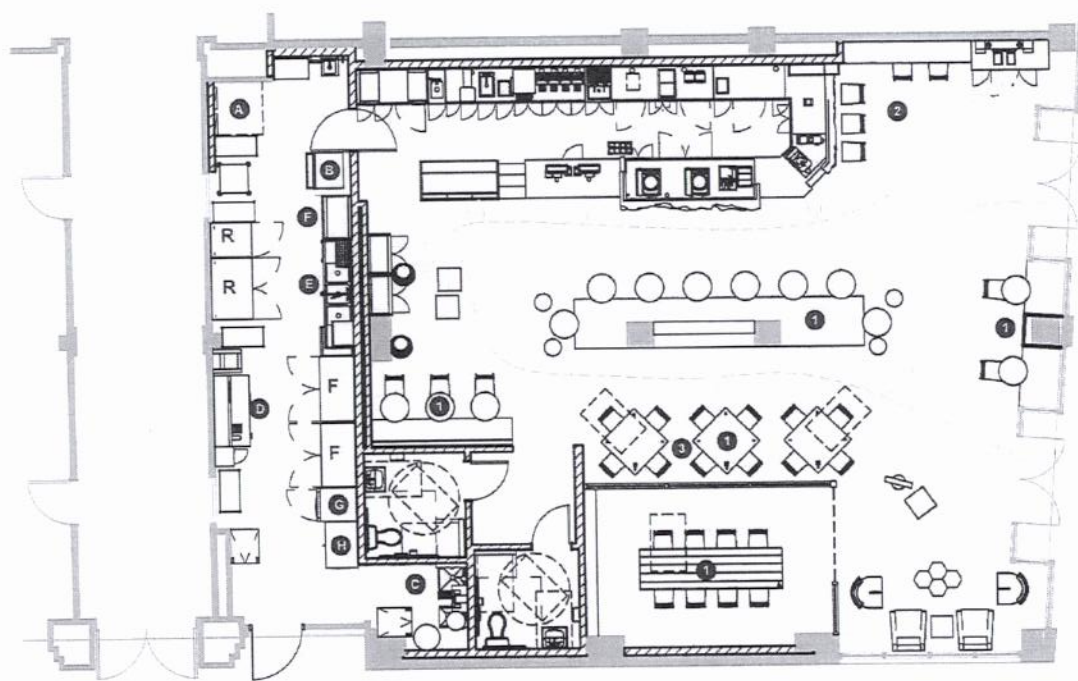
810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised September, 2015)

- A ELECTRICAL PANELS
- B ICE MACHINE
- C MOP SINK / FILTRATION SYSTEM
- D MANAGER'S DESK
- E 3-COMP SINK
- F EVENINGS PRE-WASH STATION
- G EVENINGS FRIDGE/FREEZER
- H EVENINGS STORAGE CAGE



SCALE: 1/8" = 1'-0"

1 CAFE HEIGHT

2 BAR HEIGHT

3 EVENING ZONE

## SCHEMATIC DESIGN PHASE 1

CORE 05457-038 GRANBY & PLUME

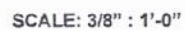
DESIGN TEAM: E. ZAKAMAREK / L. BRITO

PROPOSED SEATING COUNT  
 INTERIOR: 51, ADA INCLUDED  
 EXTERIOR: NOT ENOUGH SPACE  
 WITH SIDEWALK FOR SEATING  
**PROPOSED FLOOR PLAN**

08/06/2015



- 



CORE 05457-038 GRANBY & PLUME

ENLARGED ENGINE PLAN

08/06/2015

- ① 14" ILLUMINATED WORDMARK ON RACEWAY
- ② 24" ILLUMINATED BLADE SIGN

#### SIGNAGE REQUIREMENTS

- FOR SIGNS BELOW 20 FT. FROM CURB LEVEL EACH BUSINESS IS ALLOWED 1.5 SQ. FT. OR SIGNAGE PER LINEAR FEET OF FRONTAGE
- NO WINDOW DISKS ALLOWED

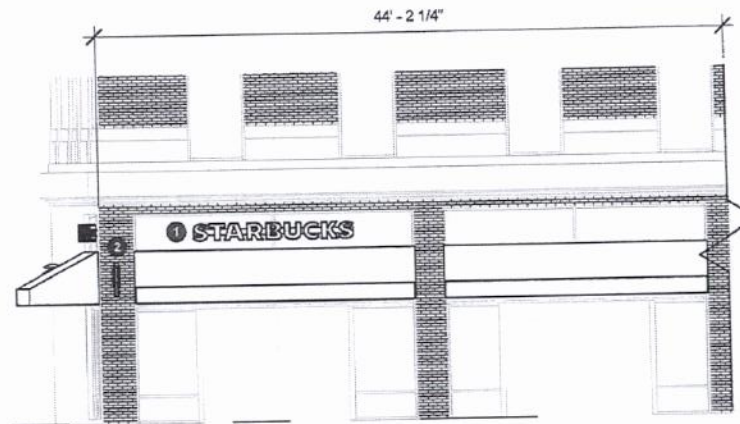
#### PROPOSED SIGNAGE:

##### EAST ELEVATION

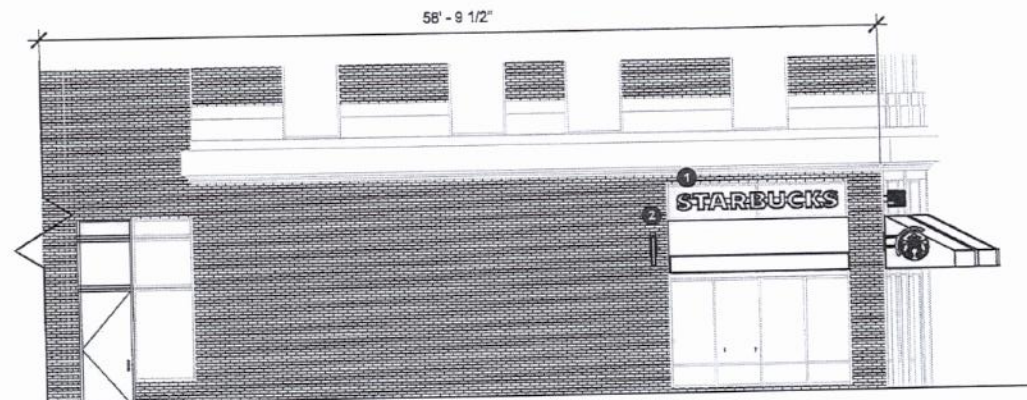
- ALLOWED: 66 SQ. FT.
- PROPOSED: 28 SQ. FT.

##### SOUTH ELEVATION

- ALLOWED: 88 SQ. FT.
- PROPOSED: 28 SQ. FT.



EAST ELEVATION  
SCALE: 1/8" : 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" : 1'-0"



#### SCHEMATIC DESIGN PHASE 1

CORE

05457-038 GRANBY & PLUME

DESIGN TEAM: E. ZAKAMAREK / L. BRITO

#### SIGNAGE & EXTERIOR ELEVATIONS

08/06/2015

4



## SCHEMATIC DESIGN PHASE 1

CORE

05457-038 GRANBY & PLUME

DESIGN TEAM: E. ZAKAMAREK / L. BRITO

## EXISTING EXTERIOR PHOTOS

08/06/2015



## Richards, Sarah

---

**From:** Straley, Matthew  
**Sent:** Wednesday, December 16, 2015 11:48 AM  
**To:** dncl@welovenorfolk.org; Miller, Mary  
**Cc:** Whibley, Terry; Winn, Barclay; Howard, Oneiceia; Richards, Sarah  
**Subject:** new Planning Commission application - 143 Granby Street, Suites 141 and 143  
**Attachments:** Starbucks\_downtown.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Murphy and Ms. Miller,

Attached please find the application for a special exception to operate an eating and drinking establishment at 143 Granby Street, Suites 141 and 143.

The item is tentatively scheduled for the January 28, 2016 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Sarah Richards* at (757) 664-7470, [sarah.richards@norfolk.gov](mailto:sarah.richards@norfolk.gov)

Thank you.

### **Matthew Straley**

GIS Technician II

Norfolk Department of City Planning

810 Union Street, Suite 508 | Norfolk, Virginia 23510

[Matthew.Straley@norfolk.gov](mailto:Matthew.Straley@norfolk.gov) | Tel: 757-664-4769 | Fax: 757-441-1569